



CITY COUNCIL AGENDA ITEM

TO: Mayor & City Council

DATE: November 14, 2014

FROM: John McDonough, City Manager

AGENDA ITEM: Consider Approving a Recommended Short-list of Construction Management at Risk Companies for City Center Project

MEETING DATE: For Submission onto the November 18, 2014, City Council Regular Meeting Agenda

BACKGROUND INFORMATION: (Attach additional pages if necessary)

See attached:

Recommended Short List

CITY MANAGER APPROVAL: _____

PLACED ON AGENDA FOR: **11/18/2014**

CITY ATTORNEY APPROVAL REQUIRED: (☒) YES (☐) NO

CITY ATTORNEY APPROVAL: _____

PHASE I EVALUATION MEMORANDUM

Solicitation Number 15-019
Professional Services / Construction Manager at Risk Services
for City Center Civic Facility

A. INTRODUCTION

The City of Sandy Springs (“City”) is conducting a two phase solicitation (“Solicitation”) to select a Construction Manager at Risk for the City Center Civic Facility Project (“CM at Risk”) with the capacity and demonstrated experience to serve as the Construction Manager for the City’s intended City Center (“Project”). The Construction Manager will be responsible for preconstruction and construction services as related to the public components of the City Center Project.

For the first phase of the Solicitation (“Phase I”), the City issued its Request for Qualifications Number 15-019 (“RFQ”). The purpose of the RFQ was to solicit responses (“Responses”) to determine the level of interest and number of construction managers qualified for the scope described in the RFQ. From the Responses, the City intends to select a list of qualified construction manager to move to the second phase of the Solicitation (“Phase II”).

B. EVALUATION COMMITTEE

Responses to Phase I of the Solicitation were evaluated by individuals selected by the City Manager (“Evaluation Committee”) using the criteria set forth in Section I (G) of the RFQ. Members of the Evaluation Committee were:

- John McDonough, City Manager, City of Sandy Springs
- Ennis Parker, Professor of Practice, Georgia Tech School of Building Construction
- Wendell Willard, City Attorney, City of Sandy Springs

In addition, the following advisors assisted the Evaluation Committee with expertise in areas critical to the success of the Project:

- John Jokerst, Program Manager, Carter
- Malloy Peterson, Program Manager, Carter
- Bryant Poole, Assistant City Manager, City of Sandy Springs
- Karen Ellis, Director of Finance, City of Sandy Springs
- Cecil McLendon, Assistant City Attorney, City of Sandy Springs
- Jeff Allen, Purchasing Manager, City of Sandy Springs
- Bill Griffin, CEO, Rosser
- Jeff Hendrick, Project Manager, Rosser
- Jerome Hagley, Master Developer, Carter

C. PHASE I - RFQ

The RFQ was issued on October 2, 2014, with Responses due on October 30, 2014. The RFQ was publicly advertised and open to all construction managers.

1. RFQ Criteria: Section I (G) of the RFQ identified the criteria on which the City would base evaluation of Responses. The criteria were as follows:

- Capability to bond a project in the minimum amount of \$150 million
- Approach to pre-construction services and techniques
- Demonstrated ability to deliver complex projects on time and on budget
- Financial strength and stability
- Experience of the firm with CM at Risk / Guaranteed Maximum Price (GMP) contracts
- Experience of the firm with mixed use projects similar in scope to the Project
- Experience of the firm with public clients
- Reputation and owner references
- Litigation, arbitration, and contract default history

2. Responses to RFQ: The City received Responses from the following ten (10) firms (“Respondents”):

1. Balfour Beatty
2. Christman
3. DPR Hardin
4. Holder
5. McCarthy
6. M.J. Harris
7. Skanska
8. Turner/Juneau
9. Whiting-Turner
10. Yates

3. Rating of RFQ Responses: The Responses were received by the City and an initial compliance evaluation was conducted by City Staff. Subsequently, the responses were distributed to the Evaluation Committee and the Committee Advisors.

On November 13, 2014 at 2:00 p.m., the Evaluation Committee and Committee Advisors convened to review and discuss the Responses. All of the factors set forth in the RFP were reviewed and discussed. Based upon the independent reviews, and the collective discussion of the Evaluation Committee and the Committee Advisors, the Evaluation Committee formulated a consensus opinion on the selection of Respondents to move forward into Phase II of the selection process.

In consideration of the submissions of the Respondents, certain factors in addition to the RFQ criteria influenced this short list recommendation. Those factors were as follows:

- Team Strength
- Demonstrated working history
- Experience with similar projects
- Potential Conflicts of Interest
- Explanation of proposed processes

Based upon the analysis, the Evaluation Committee recommends the following five (5) Respondents (in alphabetical order) for approval to move forward into Phase II of the selection process:

1. Balfour Beatty
2. Holder
3. McCarthy
4. Skanska
5. Whiting-Turner

D. FINANCIAL REVIEW

The City evaluated the financial information provided by the Respondents. All but one of the Respondents provided the City the financial information requested.

Respectfully submitted by the following members of the Evaluation Committee:

John McDonough, Chair

Ennis Parker, Member

Wendell Willard, Member